

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 19.1**  
(ID # 14358)

**MEETING DATE:**

Tuesday, April 13, 2021

**FROM:** TLMA-TRANSPORTATION:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION: Public Hearing Regarding the General Vacation and Termination of Maintenance of portions of Commerce Center Drive, Messenia Lane, and Perry Street, and the Execution of a Quitclaim Deed over a portion of the above-referenced Vacation, in the Mead Valley area; Adoption of Resolution No. 2021-031 General Vacation and Termination of Maintenance of portions of Commerce Center Drive, Messenia Lane, and Perry Street, and the Execution of a Quitclaim Deed over a portion of the above-referenced Vacation, in the Mead Valley area, CEQA exempt, District 1. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Find that the General Vacation and Termination of Maintenance of portions of Commerce Center Drive, Messenia Lane and Perry Street, and the Execution of Quitclaim Deed over a portion of the above-referenced Vacation, is categorically exempt from CEQA pursuant to Sections 15060 (c)(2), and 15061 (b)(3) of the State CEQA Guidelines;
2. Adopt Resolution No. 2021-031, General Vacation and Termination of Maintenance of portions of Commerce Center Drive, Messenia Lane and Perry Street, and the Execution of a Quitclaim Deed over a portion of the above-referenced Vacation, in the Mead Valley area;
3. Direct the Clerk of the Board to deliver the Notice of Exemption to the Office of the County Clerk for filing within five (5) working days of this Board hearing; and
4. Authorize the Chair of the Board to execute the Quitclaim Deed and direct the Clerk of the Board to cause a certified copy of this resolution and quitclaim deed to be recorded in the office of the Recorder of the County of Riverside, California.

**ACTION: Policy**


  
Mark Lancaster, Director of Transportation 1/29/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Washington and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, and Perez  
Nays: None  
Absent: Hewitt  
Date: April 13, 2021  
xc: Transp., Recorder

Kecia R. Harper  
Clerk of the Board  
By   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Applicant Fees 100% No General Fund will be used.			<b>Budget Adjustment:</b> N/A	
			<b>For Fiscal Year:</b> 2020/2021	

**C.E.O. RECOMMENDATION:** Approve

**Summary**

The applicant for Plot Plan 180034 is requesting this vacation. Plot Plan 180034 is a proposal for the construction and operation of a 373,368 square foot warehouse/distribution/manufacturing facility. Commerce Center Drive, Messenia Lane, and Perry Street are paved County Maintained roads. Commerce Center Drive, Messenia Lane, and Perry Street are not part of the Circulation Element of the General Plan. Due to existing utilities and storm drain facilities within these roads, the Resolution to vacate and terminate maintenance will reserve an easement for any existing public utilities and public service facilities. Riverside County Flood Control and Water Conservation District has confirmed that the proposed site plan accommodates their existing facilities. Riverside County Transportation Commission (RCTC) owns A.P.N. 314-140-052 abutting the portion of Messenia Lane to be vacated. RCTC has confirmed that they access this A.P.N. through contiguous RCTC owned properties and this vacation will not negatively affect their access. It has been determined that the value of the quitclaim portion has been fairly compensated by the right-of-way dedications and street improvements that will be constructed by this project. The Transportation Department has reviewed this vacation and termination of maintenance and has no objections.

As determined in the attached Notice of Exemption, the vacation is exempt from the provisions of CEQA pursuant to Categorical Exemptions 15060(c) and 15061(b)(3) of the State CEQA Guidelines. The vacation will not result in any specific or general exceptions to the use of the categorical exemption and will not cause any direct or indirect physical environmental impacts.

County Counsel has approved resolution Number 2021-031 as to form.

**Impact on Residents and Businesses**

The vacation and termination of maintenance of portions Commerce Center Drive, Messenia Lane, Perry Street, and the Execution of the Quitclaim Deed over a portion of the above-referenced Vacation, will not impact residents or businesses.

**Additional Fiscal Information**

All fees are paid by the applicant. There is no General Fund obligation.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

**ATTACHMENTS:**

Resolution No. 2021-031

Resolution Exhibits "A" and "B" (Legal Description and Plat)

Quitclaim Deed with Exhibits "A" and "B" (Legal Description and Plat)

Attachment "A" (Vicinity Map)

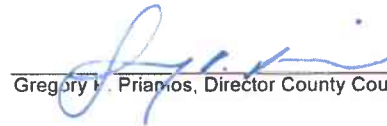
Notice of Exemption

Authorization to Bill



Jason Farin, Principal Management Analyst

4/5/2021



Gregory H. Priamos, Director County Counsel

3/31/2021



Shellie Clack

3/31/2021

FILING REQUESTED BY AND WHEN FILED  
RETURN TO: STOP NO. 1080  
RIVERSIDE COUNTY SURVEYOR'S OFFICE  
4080 LEMON STREET, 8<sup>TH</sup> FLOOR  
RIVERSIDE, CA 92501

Original Negative Declaration/Notice of  
Determination was routed to County  
Clerks for posting on.  
4/14/21 Date  
Initial

## NOTICE OF EXEMPTION

**Project Name:** Resolution No. 2021-031, General Vacation and Termination of Maintenance of portions of Commerce Center Drive, Messenia Lane, and Perry Street and Execution of a Quitclaim Deed over a portion of the above-referenced Vacation, in the Mead Valley area.

**Project Number:** ABG19003, SU14

**Project Location**– See Exhibits “A” & “B”

**Description of Project:** Resolution No. 2021-031, General Vacation and Termination of Maintenance of portions of Commerce Center Drive, Messenia Lane, and Perry Street and Execution of a Quitclaim Deed over a portion of the above-referenced Vacation, in the Mead Valley area.

**Name of Public Agency Approving Project:** Riverside County Transportation Department, Survey Division, County of Riverside.

**Name of Person or Agency Carrying Out Project:** David L. McMillan, Riverside County Transportation Department, Survey Division, County of Riverside.

**Exempt Status:** California Environmental Quality Act (CEQA) Guidelines, Section 15061(b)(3), General Rule “Common Sense” Exemption. Not a “project” as defined under State CEQA Guidelines, Section 15060(c).

**Reasons Why Project is Exempt:** The vacation of a street has been determined to not be a “project” as defined under State CEQA Guidelines section 15060(c). However, even if it was determined to be a project under CEQA for analysis purposes, the project is exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The vacation of the existing roadway will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause any impacts to scenic resources, historic resources, or unique sensitive environments. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The vacation of these streets will not have an effect on the environment; thus, the County has deemed this does not meet the definition of a “project” under CEQA and no environmental impacts are anticipated to occur.

- Section 15061(b)(3) - General Rule “Common Sense” Exemption. With certainty, there is no possibility that the proposed project may have a significant effect on the environment. Vacating these streets will not require any construction activities, change the use or intensity of the existing site to create a physical environmental impact, and

APR 13 2021 19.1



impacts. Therefore, in no way would vacating these streets have the potential to cause a significant environmental impact and the vacation is exempt from further CEQA analysis.

- Section 15060(c) – for purposes of analysis under CEQA, Vacating these streets is not a “project” under CEQA pursuant to Section 15060(c). An action by a public agency is only a “project” subject to CEQA if the action might result in a physical change in the environment. Based upon a review of the whole action undertaken, supported, or authorized by the County, in no way will Vacating these streets increase the use of the site, result in increased development or construction impacts, or lead to any direct, indirect, or cumulative physical environmental impacts.

Based upon the identified exemptions above, the County of Riverside hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:  Date: 1/11/2021  
David L. McMillan, Riverside County Surveyor

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION – STREET VACATION**

**PARCEL 'A'**

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BEING A PORTION OF LOT 'G' OF PARCEL MAP No. 25101, ALSO KNOWN AS COMMERCE CENTER DRIVE, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED IN BOOK 180, PAGES 60 THROUGH 68 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 1, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE WESTERLY TERMINUS OF A LINE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LOT "G", BEING COMMERCE CENTER DRIVE, HAVING A 39.00 FOOT HALF WIDTH, SAID LINE HAVING A BEARING OF N89°36'20"W AND A LENGTH OF 79.98 FEET, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TANGENT TO LAST SAID LINE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 711.00 FEET;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°07'27", AN ARC LENGTH OF 386.23 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S59°16'13"W, A DISTANCE OF 35.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET, A RADIAL LINE TO SAID POINT BEARS S30°43'47"E;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°09'41", AN ARC LENGTH OF 19.48 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 472.00 FEET, A RADIAL LINE TO SAID POINT BEARS N41°53'28"W;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°59'26", AN ARC LENGTH OF 230.58 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 733.00 FEET, A RADIAL LINE TO SAID POINT BEARS N13°54'03"W;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°17'40", AN ARC LENGTH OF 182.87 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 110.00 FEET, A RADIAL LINE TO SAID POINT BEARS N00°23'37"E;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°35'42", AN ARC LENGTH OF 70.26 FEET;

THENCE S53°00'41"E, A DISTANCE OF 0.53 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COMMERCE CENTER DRIVE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°36'20"W, A DISTANCE OF 66.00 FEET TO **THE POINT OF BEGINNING**.

SAID PARCEL CONSISTS OF 0.19 ACRES, MORE OR LESS.

**PARCEL 'B'**

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BEING A PORTION OF LOT 'C' OF PARCEL MAP No. 25101, ALSO KNOWN AS MESSENIA LANE, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED IN BOOK 180, PAGES 60 THROUGH 68 INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH A PORTION OF PERRY STREET IN LOT 7 IN BLOCK 6 OF THE VAL VERDE TRACT, RECORDED IN BOOK 1, PAGES 6 AND 7 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED IN A GRANT DEED RECORDED ON JULY 28, 1993 AS INSTRUMENT NUMBER 291183 OF OFFICIAL RECORDS OF SAID COUNTY, SAID GRANT DEED WAS RE-RECORDED ON DECEMBER 28, 2020 AS INSTRUMENT No. 2020-0660641 OF SAID OFFICIAL RECORDS, LYING WITHIN SECTION 1, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF PARCEL 15 OF SAID PARCEL MAP, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID LOT 'C', SAID STREET KNOWN AS MESSENIA LANE AND HAVING A 39.00 FOOT HALF WIDTH;

THENCE ALONG SAID RIGHT-OF-WAY LINE, N19°21'53"W, A DISTANCE OF 134.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 48.00 FEET, A RADIAL LINE TO SAID POINT BEARS N21°45'26"E;

THENCE SOUTHEASTERLY, NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 140°32'05", AN ARC LENGTH OF 117.73 FEET TO A POINT OF CUSP AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID LOT 'C', SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 80.00 FEET, A RADIAL LINE TO SAID POINT BEARS N61°13'09"E;

THENCE SOUTHERLY ALONG SAID CURVE AND EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 17°57'50", AN ARC LENGTH OF 25.08 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET, A RADIAL LINE TO SAID POINT BEARS S79°10'59"W;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°32'52", AN ARC LENGTH OF 14.92 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, S19°21'53"E, A DISTANCE OF 894.46 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 2039.00 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°50'25", AN ARC LENGTH OF 350.19 FEET TO THE NORTHEAST CORNER OF PARCEL 'A' OF THE STREET VACATION SHOWN IN RESOLUTION NO. 2008-075, RECORDED JUNE 5, 2008 AS INSTRUMENT NO. 2008-0304308 OF OFFICIAL RECORDS IN SAID COUNTY;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 'A', S80°28'32"W, A DISTANCE OF 78.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID LOT 'C', SAID POINT

BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1961.00 FEET, A RADIAL LINE TO SAID POINT BEARS N80°28'32"E;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°04'31", AN ARC LENGTH OF 2.57 FEET TO AN ANGLE POINT ON THE SOUTHERLY RIGHT-OF- WAY LINE OF SAID PERRY STREET, DESCRIBED IN SAID GRANT DEEDS;

THENCE ALONG SAID RIGHT-OF-WAY LINE, N54°42'23"W, A DISTANCE OF 20.00 FEET TO THE MOST EASTERLY CORNER OF THE ROAD EASEMENT DESCRIBED IN A GRANT OF EASEMENT RECORDED ON MAY 12, 2008 AS INSTRUMENT No. 2008-0251263, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 88.00 FEET, A RADIAL LINE TO SAID POINT BEARS S12°02'15"E;

THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°43'23", AN ARC LENGTH OF 142.41 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 61.00 FEET, A RADIAL LINE TO SAID POINT BEARS N75°14'22"E;

THENCE NORTHWESTERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 99°51'02", AN ARC LENGTH OF 106.31 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID LOT 'C', SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1961.00 FEET, A RADIAL LINE TO SAID POINT BEARS N75°37'16"E;

THENCE ALONG SAID RIGHT-OF-WAY LINE, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°59'09", AN ARC LENGTH OF 170.65 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N19°21'53"W, A DISTANCE OF 755.67 FEET TO **THE POINT OF BEGINNING**.


SAID PARCEL CONSISTS OF 2.01 ACRES, MORE OR LESS.

SHOWN ON EXHIBIT "B" ATTACHED  
HERETO AND MADE A PART HEREOF.

  
CARLOS URENA P.L.S. 8234

1/14/2021



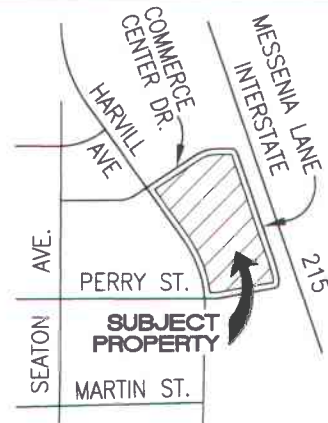
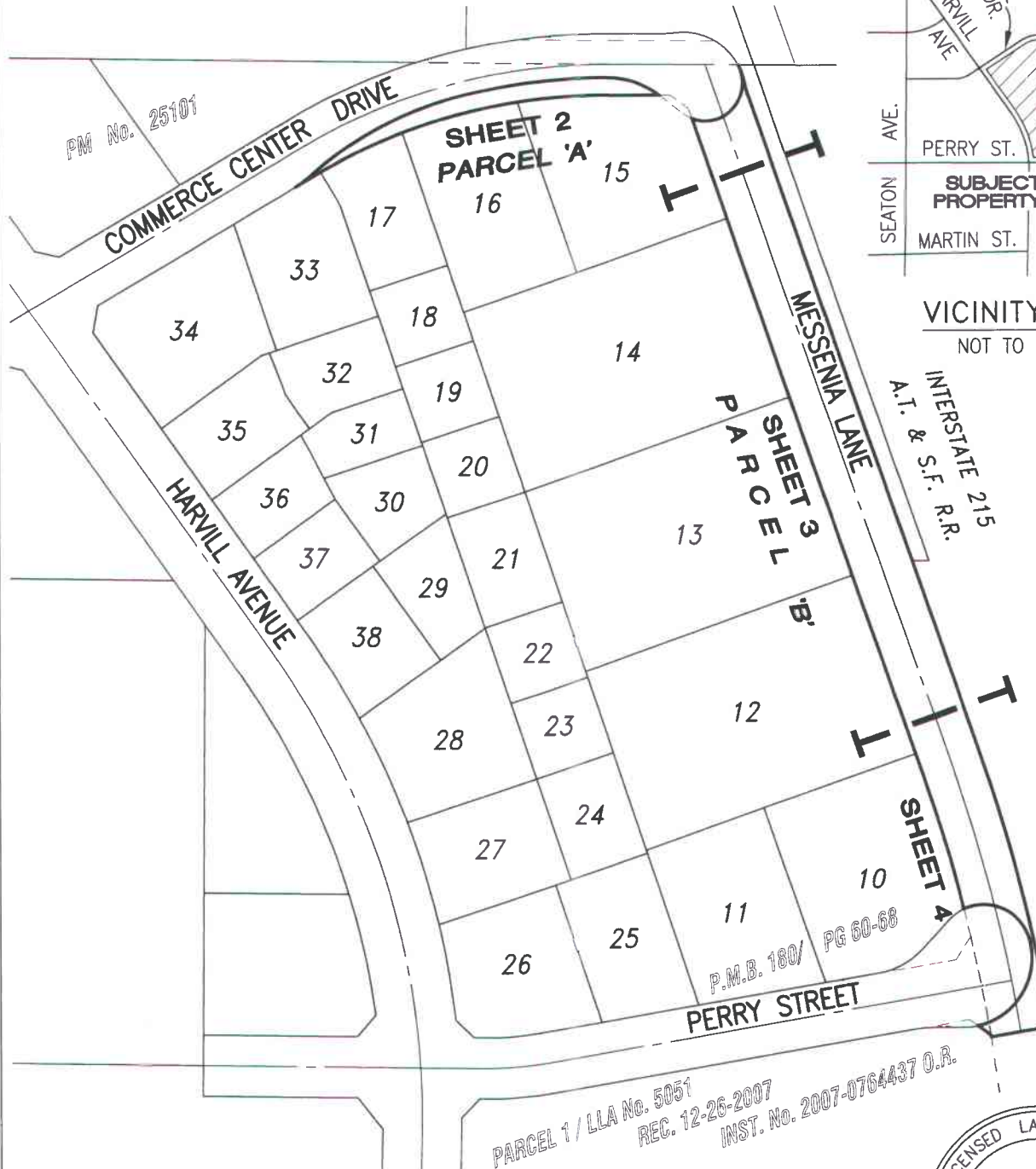
THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 1/15/2021

SECTION 1, TOWNSHIP 4 SOUTH,  
RANGE 4 WEST, S.B.M.

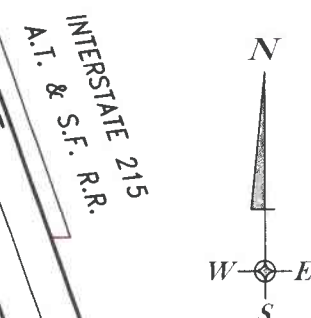
# EXHIBIT "B" PLAT STREET VACATION

SHEET 1 OF 5  
SCALE: 1" = 200'

## INDEX SHEET 1



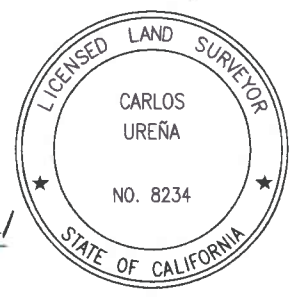
VICINITY MAP  
NOT TO SCALE



(...) INDICATES DATA PER PM 180/  
60-68 WHERE MAP IS INCORRECT

ALL DATA SHOWN HEREON  
IS RECORD DATA PER PM  
180/60-68

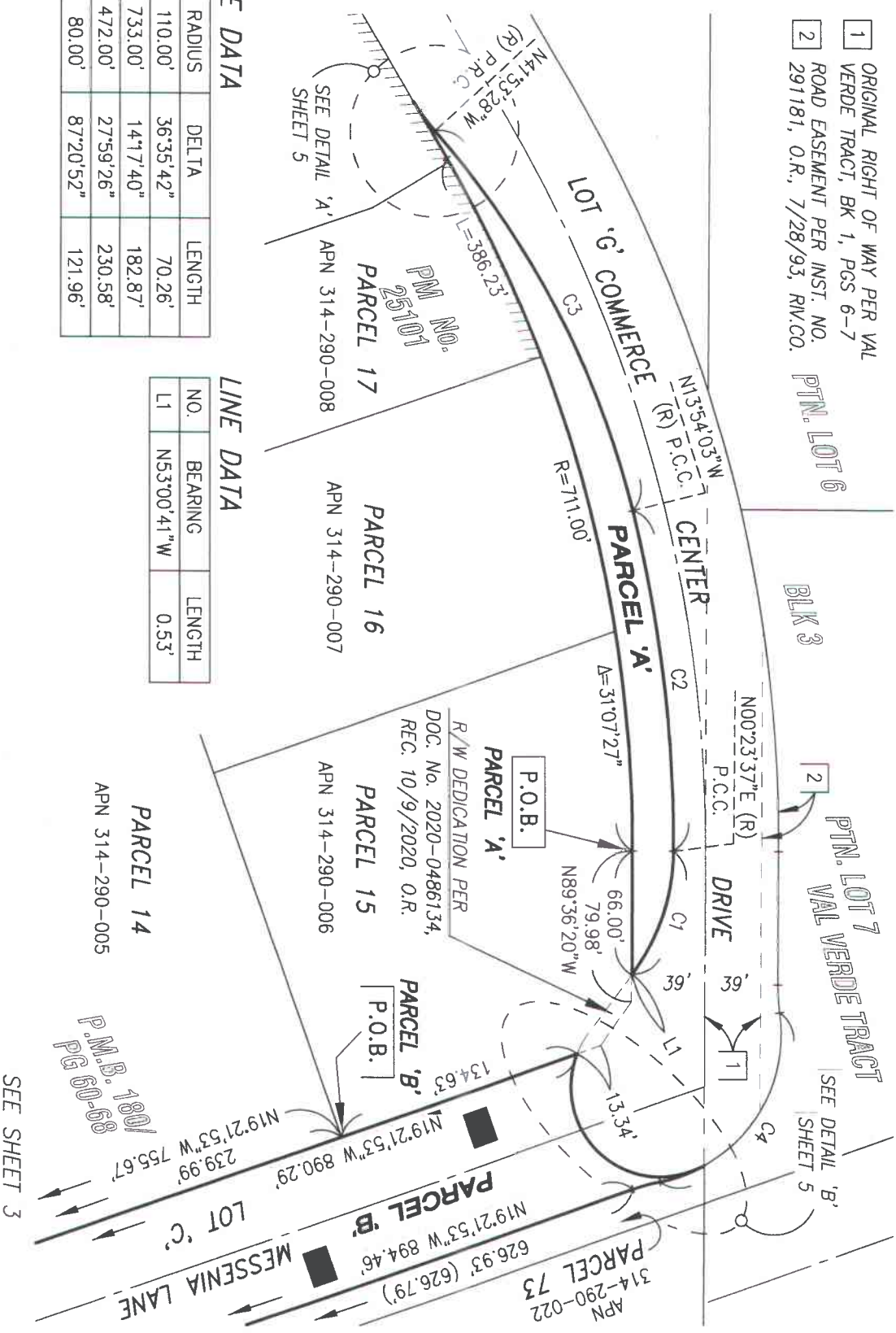
*Carlos Urena* 11/4/21  
CARLOS URENA LS 8234 DATE





# EXHIBIT "B" PLAT STREET VACATION

- 1 ORIGINAL RIGHT OF WAY PER VAL VERDE TRACT, BK 1, PGS 6-7
- 2 ROAD EASEMENT PER INST. NO. 291181, O.R., 7/28/93, RIV.CO.



**CURVE DATA**

NO.	RADIUS	DELTA	LENGTH
C1	110.00'	36°35'42"	70.26'
C2	733.00'	14°17'40"	182.87'
C3	472.00'	27°59'26"	230.58'
C4	80.00'	87°20'52"	121.96'

**LINE DATA**

NO.	BEARING	LENGTH
L1	N53°00'41"W	0.53'

(...) INDICATES DATA PER PM 180/  
60-68 WHERE MAP IS INCORRECT

////////// INDICATES ACCESS RIGHTS  
RESTRICTED PER PM No. 25101

SEE SHEET 3

P.M.B. 180/  
PG 60-68

SEE DETAIL 'A'  
SHEET 5

SEE DETAIL 'B'  
SHEET 5

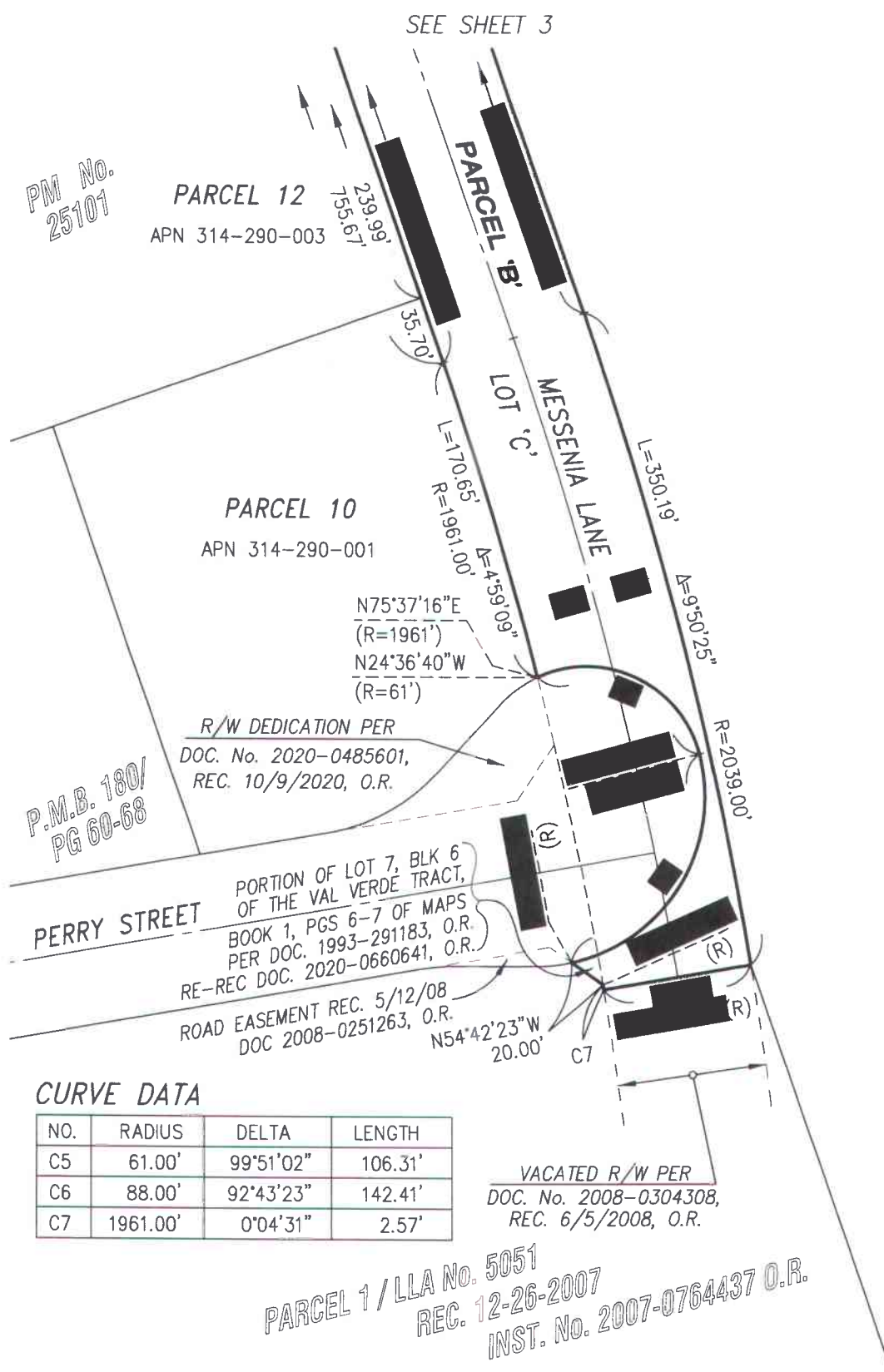




# EXHIBIT "B" PLAT STREET VACATION

SECTION 1, TOWNSHIP 4 SOUTH,  
RANGE 4 WEST, S.B.M.

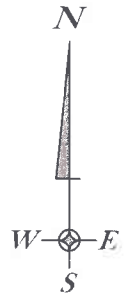
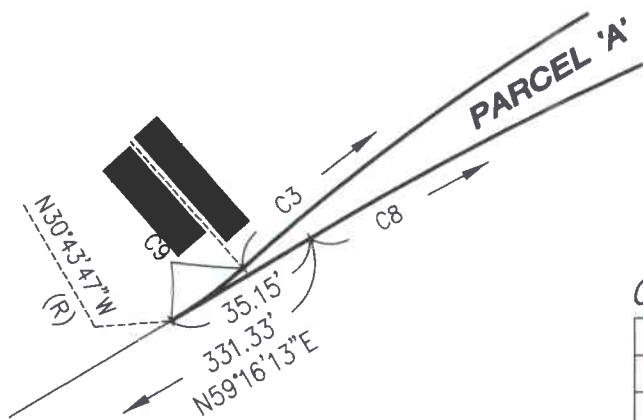
SHEET 4 OF 5  
SCALE: 1" = 80'



# EXHIBIT "B" PLAT STREET VACATION

SECTION 1, TOWNSHIP 4 SOUTH,  
RANGE 4 WEST, S.B.M.

SHEET 5 OF 5  
SCALE: 1" = 40'

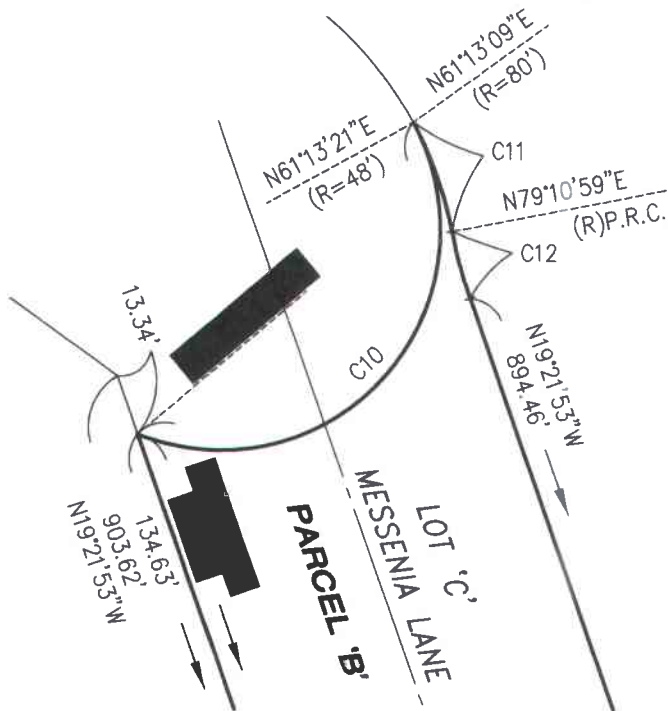


### CURVE DATA

NO.	RADIUS	DELTA	LENGTH
C3	472.00'	27°59'26"	230.58'
C8	711.00'	31°07'27"	386.23'
C9	100.00'	11°09'41"	19.48'

### DETAIL 'A'

SEE SHEET 2



### DETAIL 'B'

SEE SHEET 2

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

### CURVE DATA

NO.	RADIUS	DELTA	LENGTH
C10	48.00'	140°32'05"	117.73'
C11	80.00'	17°57'50" (17°57'59")	25.08' (25.09')
C12	100.00'	8°32'52" (8°32'57")	14.92'

(...) INDICATES DATA PER PM 180/  
60-68 WHERE MAP IS INCORRECT

**RIVERSIDE COUNTY CLERK & RECORDER**  
**AUTHORIZATION TO BILL BY JOURNAL VOUCHER**  
**FOR CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE**  
**CEQA ENVIRONMENTAL DOCUMENT FILING FEES**

-TO BE FILLED IN BY SUBMITTING AGENCY-

AUTHORIZATION: W.O. ABG19003 SU14  
Accounting String 537280-20260-3130200000 ZABG19003 ZSU14

AMOUNT: \$50.00

DATE: 1/7/2021

AGENCY: Riverside County Transportation Department - Survey Division

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO ISSUE A VOUCHER FOR PAYMENT OF ALL FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1) --Notice of CEQA Exemption

AUTHORIZED BY: David L. McMillan County Surveyor

Signature:  \_\_\_\_\_

PRESENTED BY: Joseph Martinez

ACCOUNTING CONTACT PERSON: Kevin Kincaid 955-6262

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

RECEIPT # (S) \_\_\_\_\_

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

NAME Edward P. Roski, Jr.  
c/o Majestic Realty Co.  
13191 Crossroads Pkwy. No., Sixth Floor  
STREET City of Industry, CA 91746  
ADDRESS Attn: Lupe Garcia

Exempt from Recording Fee  
Pursuant to Government Code Section 6103

Exempt from Documentary Tax  
Pursuant to R&T Code § 11922

2021-0234838

04/15/2021 08:49 AM Fee: \$ 0.00

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Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



6080

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

TRA: \_\_\_\_\_

APN: 314-310-015 (PORTION)

The undersigned grantor(s) declare(s)

DOCUMENTARY TRANSFER TAX \$ 0

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at time of sale.
- Unincorporated Area City of \_\_\_\_\_

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, We The COUNTY OF RIVERSIDE,  
a political subdivision of the State of California,

(NAME OF GRANTOR(S))

hereby remise, release and quitclaim to Majestic Freeway Business Center #10, LLC, a Delaware limited  
liability company

(NAME OF GRANTEE(S))

the following described real property in the City of \_\_\_\_\_, County of RIVERSIDE  
State of CALIFORNIA

(Insert Legal Description) **SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO  
AS EXHIBITS "A" AND "B" AND MADE A PART HEREOF.**

DATED: APR 13 2021

*Karen S. Spiegel*

Name \_\_\_\_\_

**KAREN SPIEGEL  
CHAIR, BOARD OF SUPERVISORS**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Name \_\_\_\_\_

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

On \_\_\_\_\_ before me, \_\_\_\_\_, personally appeared  
(here insert name and title of the officer)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (SEAL)

MAIL TAX STATEMENT AS DIRECTED ABOVE

APR 13 2021 19-1



**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**

BEING A PORTION OF PERRY STREET WITHIN SECTION 1, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS DESCRIBED IN THE GRANT DEED RECORDED JULY 28, 1993, AS INSTRUMENT No. 1993-291183, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID GRANT DEED WAS RE-RECORDED ON DECEMBER 28, 2020 AS INSTRUMENT No. 2020-0660641 OF SAID OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF PARCEL 'A' AS DESCRIBED IN THE RIGHT OF WAY VACATION RECORDED ON JUNE 5, 2008, AS INSTRUMENT No. 2008-0304308, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1961.00 FEET, A RADIAL LINE TO SAID POINT BEARS S80°28'32"W;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°04'31", AN ARC LENGTH OF 2.57 FEET TO AN ANGLE POINT ON THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID GRANT DEED, AND **THE TRUE POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY LINE, N54°42'23"W, A DISTANCE OF 20.00 FEET TO THE MOST EASTERLY CORNER OF THE ROAD EASEMENT DESCRIBED IN A GRANT OF EASEMENT RECORDED ON MAY 12, 2008 AS INSTRUMENT No. 2008-0251263, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 88.00 FEET, A RADIAL LINE TO SAID POINT BEARS S12°02'15"E;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°15'42", AN ARC LENGTH OF 14.23 FEET TO A POINT ON THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID GRANT DEED, SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1961.00 FEET, A RADIAL LINE TO SAID POINT BEARS S79°56'13"W;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 00°27'48", AN ARC LENGTH OF 15.86 FEET TO **THE TRUE POINT OF BEGINNING**.

SAID PARCEL CONSISTS OF 109 SQUARE FEET, MORE OR LESS.

SHOWN ON EXHIBIT "B" ATTACHED  
HERETO AND MADE A PART HEREOF.



CARLOS URENA

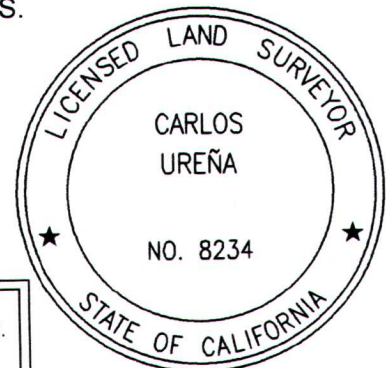
P.L.S. 8234

1/14/2021

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: 

DATE: 1/15/2021





**EXHIBIT 'A'**  
**LEGAL DESCRIPTION – STREET VACATION**

**PARCEL 'A'**

---

BEING A PORTION OF LOT 'G' OF PARCEL MAP No. 25101, ALSO KNOWN AS COMMERCE CENTER DRIVE, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED IN BOOK 180, PAGES 60 THROUGH 68 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 1, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE WESTERLY TERMINUS OF A LINE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LOT "G", BEING COMMERCE CENTER DRIVE, HAVING A 39.00 FOOT HALF WIDTH, SAID LINE HAVING A BEARING OF N89°36'20"W AND A LENGTH OF 79.98 FEET, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TANGENT TO LAST SAID LINE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 711.00 FEET;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°07'27", AN ARC LENGTH OF 386.23 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S59°16'13"W, A DISTANCE OF 35.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET, A RADIAL LINE TO SAID POINT BEARS S30°43'47"E;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°09'41", AN ARC LENGTH OF 19.48 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 472.00 FEET, A RADIAL LINE TO SAID POINT BEARS N41°53'28"W;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°59'26", AN ARC LENGTH OF 230.58 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 733.00 FEET, A RADIAL LINE TO SAID POINT BEARS N13°54'03"W;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°17'40", AN ARC LENGTH OF 182.87 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 110.00 FEET, A RADIAL LINE TO SAID POINT BEARS N00°23'37"E;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°35'42", AN ARC LENGTH OF 70.26 FEET;

THENCE S53°00'41"E, A DISTANCE OF 0.53 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COMMERCE CENTER DRIVE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°36'20"W, A DISTANCE OF 66.00 FEET TO **THE POINT OF BEGINNING**.

SAID PARCEL CONSISTS OF 0.19 ACRES, MORE OR LESS.



**PARCEL 'B'**

---

BEING A PORTION OF LOT 'C' OF PARCEL MAP No. 25101, ALSO KNOWN AS MESSENA LANE, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED IN BOOK 180, PAGES 60 THROUGH 68 INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH A PORTION OF PERRY STREET IN LOT 7 IN BLOCK 6 OF THE VAL VERDE TRACT, RECORDED IN BOOK 1, PAGES 6 AND 7 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED IN A GRANT DEED RECORDED ON JULY 28, 1993 AS INSTRUMENT NUMBER 291183 OF OFFICIAL RECORDS OF SAID COUNTY, SAID GRANT DEED WAS RE-RECORDED ON DECEMBER 28, 2020 AS INSTRUMENT No. 2020-0660641 OF SAID OFFICIAL RECORDS, LYING WITHIN SECTION 1, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF PARCEL 15 OF SAID PARCEL MAP, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID LOT 'C', SAID STREET KNOWN AS MESSENA LANE AND HAVING A 39.00 FOOT HALF WIDTH;

THENCE ALONG SAID RIGHT-OF-WAY LINE, N19°21'53"W, A DISTANCE OF 134.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 48.00 FEET, A RADIAL LINE TO SAID POINT BEARS N21°45'26"E;

THENCE SOUTHEASTERLY, NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 140°32'05", AN ARC LENGTH OF 117.73 FEET TO A POINT OF CUSP AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID LOT 'C', SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 80.00 FEET, A RADIAL LINE TO SAID POINT BEARS N61°13'09"E;

THENCE SOUTHERLY ALONG SAID CURVE AND EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 17°57'50", AN ARC LENGTH OF 25.08 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET, A RADIAL LINE TO SAID POINT BEARS S79°10'59"W;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°32'52", AN ARC LENGTH OF 14.92 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, S19°21'53"E, A DISTANCE OF 894.46 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 2039.00 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°50'25", AN ARC LENGTH OF 350.19 FEET TO THE NORTHEAST CORNER OF PARCEL 'A' OF THE STREET VACATION SHOWN IN RESOLUTION NO. 2008-075, RECORDED JUNE 5, 2008 AS INSTRUMENT NO. 2008-0304308 OF OFFICIAL RECORDS IN SAID COUNTY;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 'A', S80°28'32"W, A DISTANCE OF 78.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID LOT 'C', SAID POINT



BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1961.00 FEET, A RADIAL LINE TO SAID POINT BEARS N80°28'32"E;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°04'31", AN ARC LENGTH OF 2.57 FEET TO AN ANGLE POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PERRY STREET, DESCRIBED IN SAID GRANT DEEDS;

THENCE ALONG SAID RIGHT-OF-WAY LINE, N54°42'23"W, A DISTANCE OF 20.00 FEET TO THE MOST EASTERLY CORNER OF THE ROAD EASEMENT DESCRIBED IN A GRANT OF EASEMENT RECORDED ON MAY 12, 2008 AS INSTRUMENT No. 2008-0251263, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 88.00 FEET, A RADIAL LINE TO SAID POINT BEARS S12°02'15"E;

THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°43'23", AN ARC LENGTH OF 142.41 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 61.00 FEET, A RADIAL LINE TO SAID POINT BEARS N75°14'22"E;

THENCE NORTHWESTERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 99°51'02", AN ARC LENGTH OF 106.31 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID LOT 'C', SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1961.00 FEET, A RADIAL LINE TO SAID POINT BEARS N75°37'16"E;

THENCE ALONG SAID RIGHT-OF-WAY LINE, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°59'09", AN ARC LENGTH OF 170.65 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N19°21'53"W, A DISTANCE OF 755.67 FEET TO **THE POINT OF BEGINNING**.


SAID PARCEL CONSISTS OF 2.01 ACRES, MORE OR LESS.

SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

  
CARLOS URENA P.L.S. 8234



11/4/2021

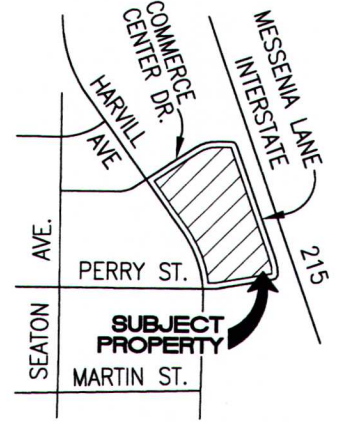
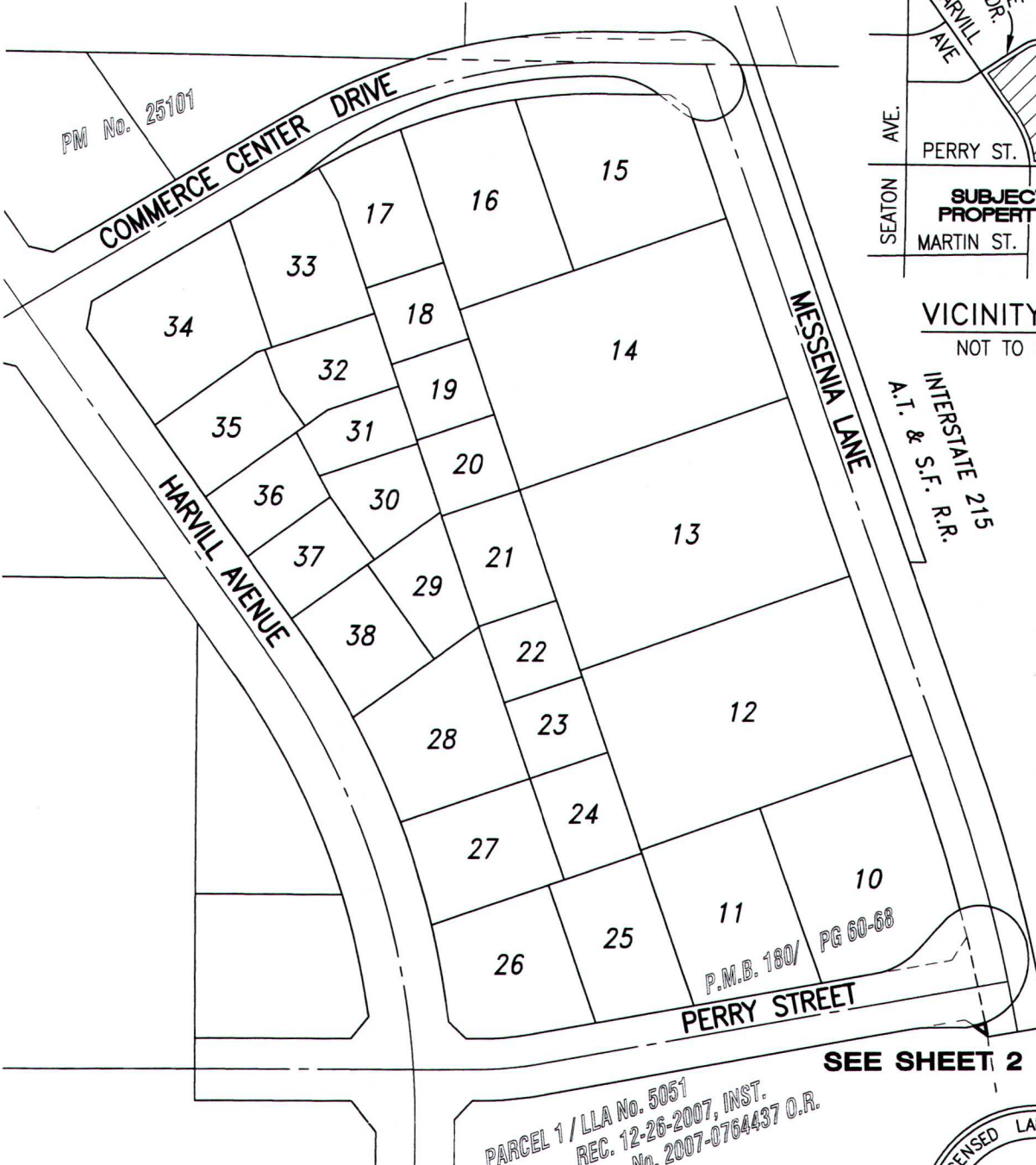
THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.  
BY:   
DATE: 1/15/2021

SECTION 1, TOWNSHIP 4 SOUTH,  
RANGE 4 WEST, S.B.M.

# EXHIBIT "B" PLAT

SHEET 1 OF 3  
SCALE: 1" = 200'

## INDEX SHEET 1



**VICINITY MAP**  
NOT TO SCALE

INTERSTATE 215  
A.T. & S.F. R.R.



PARCEL 1 / LLA No. 5051  
REC. 12-26-2007, INST.  
No. 2007-0764437 O.R.

**SEE SHEET 2**

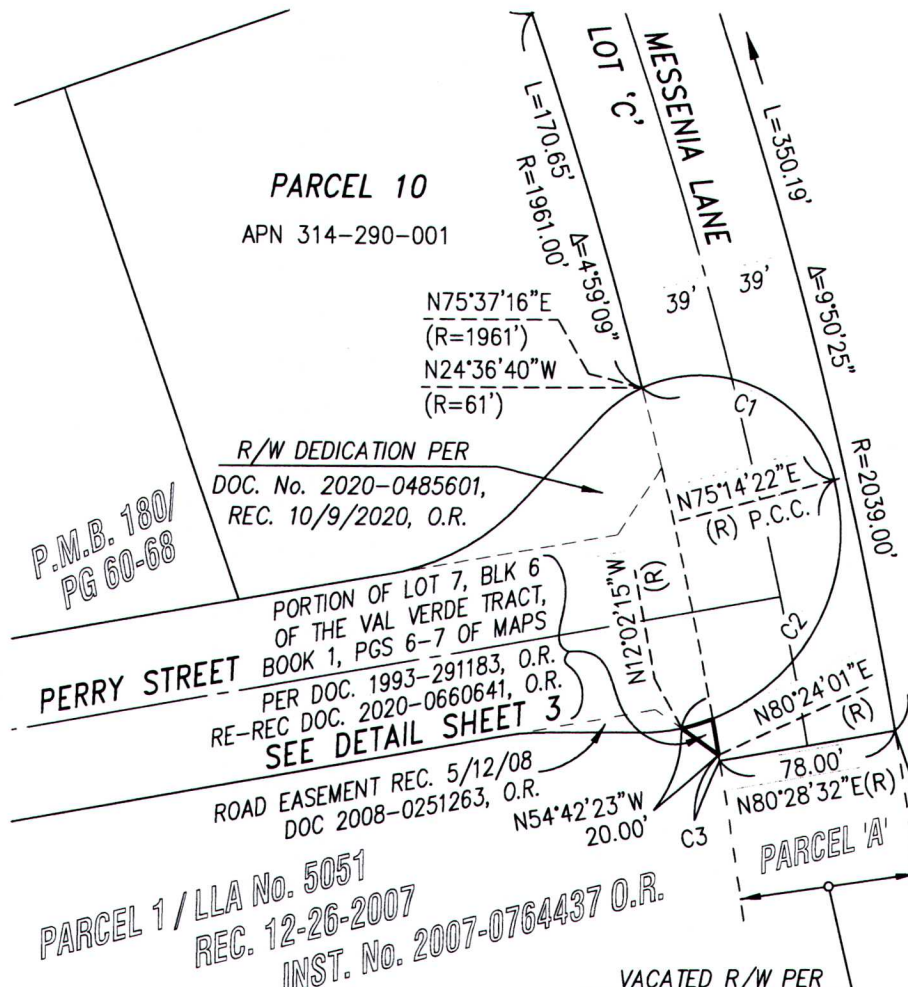
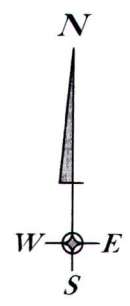
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180/60-68

*Carlos Urena* 11/4/21  
CARLOS URENA LS 8234 DATE

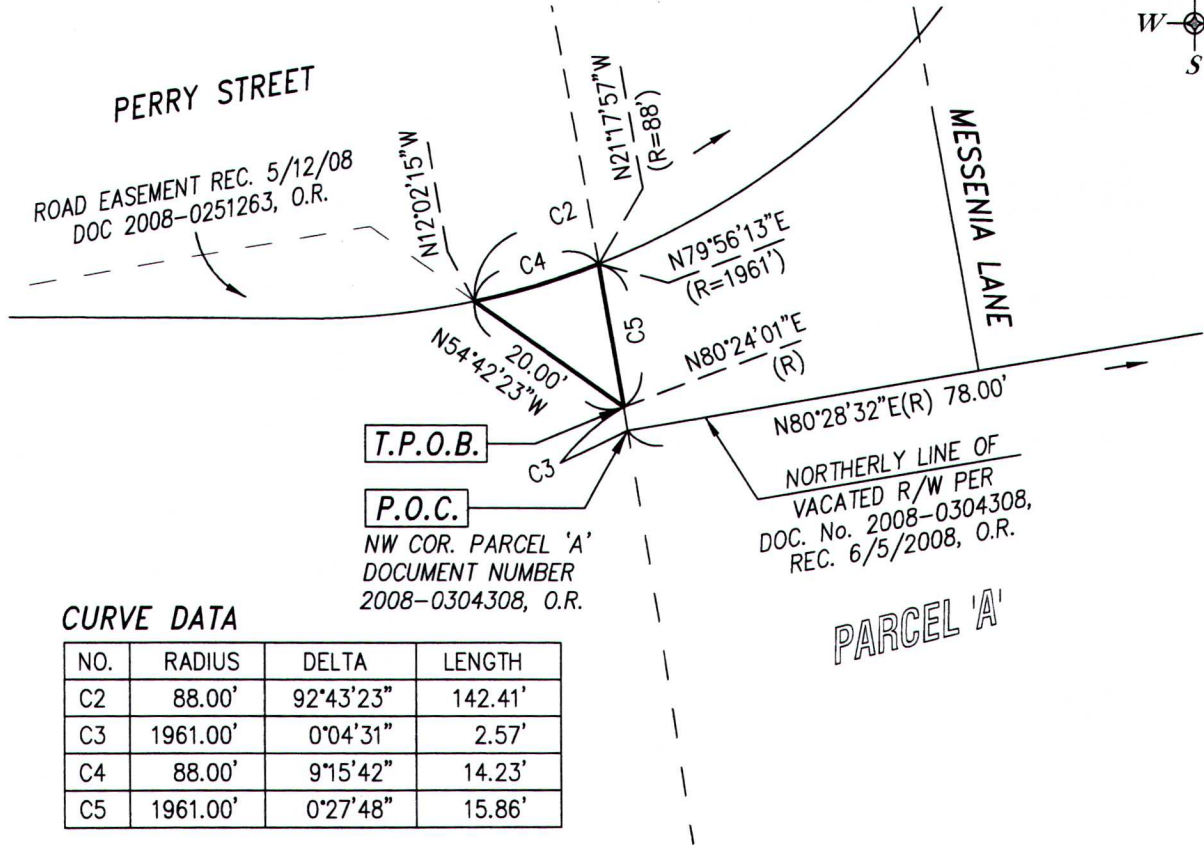




# EXHIBIT "B" PLAT



**EXHIBIT "B"  
PLAT**



**CURVE DATA**

NO.	RADIUS	DELTA	LENGTH
C2	88.00'	92°43'23"	142.41'
C3	1961.00'	0°04'31"	2.57'
C4	88.00'	9°15'42"	14.23'
C5	1961.00'	0°27'48"	15.86'

**DETAIL**

SEE SHEET 2

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *[Signature]*  
DATE: 1/15/2021



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } §

On April 13, 2021, before me, Priscilla Rasso, Board Assistant, personally appeared Karen S. Spiegel, Chair of the Board of Supervisors, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Kecia R. Harper  
Clerk of the Board of Supervisors

By:   
Deputy Clerk

(SEAL)

PETER ALDANA  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

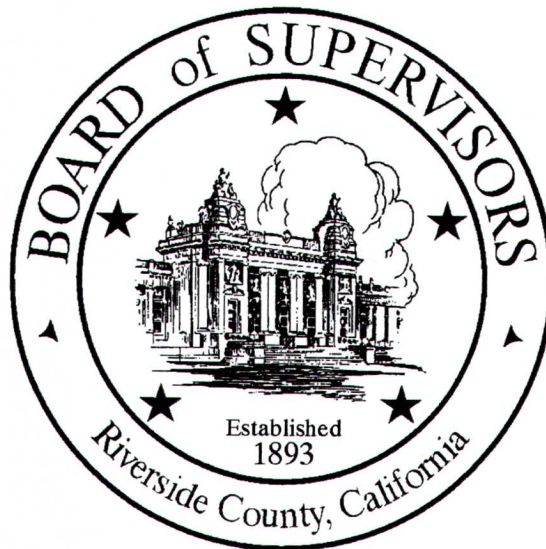
www.riversideacr.com

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors  
(EMBOSSSED ON DOCUMENT)



Date:

April 13, 2021

Signature:

Priscilla Rasso

Print Name: Priscilla Rasso, Board Assistant

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER, CLERK OF THE BOARD  
RIVERSIDE CO. CLERK OF THE BOARD  
4080 LEMON STREET, 1<sup>ST</sup> FLOOR CAC  
P O BOX 1147 – RIVERSIDE, CA 92502

**MAIL STOP # 1010**

AND WHEN RECORDED MAIL TO:

**RETURN TO:** **STOP #1010**  
RIVERSIDE COUNTY CLERK OF THE BOARD  
P. O. BOX 1147 – RIVERSIDE, CA 92502

**2021-0234837**

04/15/2021 08:49 AM Fee: \$ 0.00

Page 1 of 15

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



6080

THIS SPACE FOR RECORDERS USE ONLY

**RESOLUTION NO. 2021-031**

Title of Document

**GENERAL VACATION AND TERMINATION OF MAINTENANCE OF PORTIONS OF  
COMMERCE CENTER DRIVE, MESSENA LANE, AND PERRY STREET AND THE EXECUTION  
OF A QUITCLAIM DEED OVER A PORTION OF THE ABOVE-REFERENCED VACATION, IN THE  
MEAD VALLEY AREA  
(ABG19003)  
(First Supervisorial District)  
(Government Code Section 51283.4)**

(TLMA- Transportation Department ~ Item 19.1 of 04/13/2021)



1 **BOARD OF SUPERVISORS**

**COUNTY OF RIVERSIDE**

2  
3  
4 **RESOLUTION NO. 2021-031**

5 GENERAL VACATION AND TERMINATION OF MAINTENANCE  
6 OF PORTIONS OF COMMERCE CENTER DRIVE, MESSENIAN LANE, AND PERRY  
7 STREET, AND THE EXECUTION OF A QUITCLAIM DEED OVER A PORTION OF  
8 THE ABOVE-REFERENCED VACATION,  
9 IN THE MEAD VALLEY AREA  
10 (ABG19003)  
11 (First Supervisorial District)

12  
13 **WHEREAS**, the hereinafter-described portions of Commerce Center Drive,  
14 Messenia Lane, and Perry Street are county-maintained public roads; and,  
15

16 **WHEREAS**, pursuant to Division 9, Part 3, Chapter 3, Section 8320 of the Streets  
17 and Highways Code, a petition has been filed with the Board of Supervisors of the County  
18 of Riverside, State of California, requesting the general vacation of portions of Commerce  
19 Center Drive, Messenia Lane and Perry Street in the Mead Valley area of the County of  
20 Riverside; and,  
21

22 **WHEREAS**, on March 9, 2021, the Board of Supervisors of the  
23 County of Riverside duly and regularly adopted Resolution No. 2021-030, giving notice of  
24 intention to vacate and terminate maintenance of the hereinafter-described portions of  
25 Commerce Center Drive, Messenia Land, and Perry Street; and,  
26  
27

FORM APPROVED COUNTY COUNSEL  
BY: NAZIK N. HASAN DATE 3/30/2021

1 **RESOLUTION NO. 2021-031**

2  
3 **WHEREAS**, Resolution No. 2021-030 has been duly published, posted and mailed  
4 pursuant to the provisions of the Streets and Highways Code; and,

5  
6 **WHEREAS**, a public hearing has been conducted and the Board of Supervisors of  
7 the County of Riverside have heard all evidence offered by all persons interested in the  
8 matter; and,

9  
10 **WHEREAS**, pursuant to Streets and Highways Code Section 8324, the Board of  
11 Supervisors of the County of Riverside has determined that the hereinafter-described  
12 portions of Commerce Center Drive, Messenia Lane, and Perry Street are unnecessary for  
13 present or prospective public use including use as a non-motorized transportation facility;  
14 and,

15  
16 **WHEREAS**, applicable procedures pertaining to vacations were followed pursuant  
17 to the County's adopted "Resolutions for Fixing Procedures to Vacate and Accept County  
18 Highways and Property Offered for Dedication," now therefore;

19  
20 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of  
21 Supervisors of the County of Riverside, State of California, in regular session assembled  
22 on April 13, 2021, as follows:

1 **RESOLUTION NO. 2021-031**

2  
3 1. The vacation, and termination of maintenance, of portions of Commerce  
4 Center Drive, Messenia Lane, and Perry Street is categorically exempt from  
5 CEQA pursuant to Sections 15060(c)(2), and 15061(b)(3) of the State  
6 CEQA Guidelines.

7  
8 2. Pursuant to Division 9, Part 3, Chapter 3, Section 8324(b) of the Streets and  
9 Highways Code, the hereinafter-described portions of Commerce Center  
10 Drive, Messenia Lane, and Perry Street are unnecessary for present or  
11 prospective public use including use as a non-motorized transportation  
12 facility, and are hereby vacated.

13  
14 SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO  
15 AS EXHIBITS "A" AND "B" AND MADE A PART HEREOF;

16  
17 3. Pursuant to Division 2, Chapter 2, Sections 954.5(a) and 954.5(b) of the  
18 Streets and Highways Code, hereinafter-described portions of Commerce  
19 Center Drive, Messenia Lane, and Perry Street do not provide primary  
20 access to occupied properties, are unnecessary for public convenience, and  
21 maintenance thereof is hereby terminated.

22  
23 4. From and after the date this resolution is recorded the hereinafter-described  
24 portions of Commerce Center Drive, Messenia Lane, and Perry Street are  
25 hereby vacated and no longer constitute public streets or County highways.



1 **RESOLUTION NO. 2021-031**

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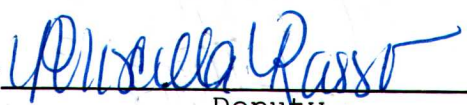
**EXCEPTING AND RESERVING** from the vacation an easement for any existing public utilities and public service facilities, together with the right to maintain, operate, replace, remove, or renew such facilities, pursuant to Division 9, Part 3, Chapter 5, Section 8340 of the Streets and Highways Code.

**BE IT RESOLVED, DETERMINED AND ORDERED** that the Clerk of the Board is directed to file with the Office of the County Clerk the Notice of Exemption within five (5) working days of the Board hearing date.

**BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Chair of the Board is authorized to execute one (1) Quitclaim Deed to Majestic Freeway Business Center #10, LLC, a Delaware limited liability company, and that the Clerk of the Board is directed to cause a certified copy of this resolution and one (1) quitclaim deed to be recorded in the office of the Recorder of the County of Riverside, California.

ROLL CALL:  
Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

Kecia R. Harper, Clerk of said Board  
By   
Deputy

JM W.O. # ABG19003

PETER ALDANA  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

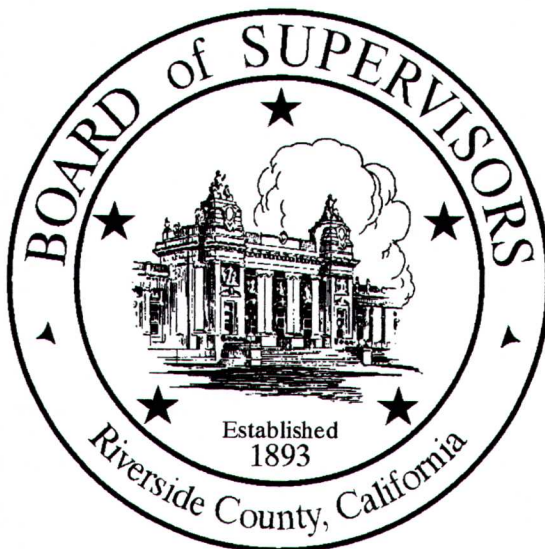
www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors  
(EMBOSSSED ON DOCUMENT)



Date:

April 13, 2021

Signature:

Priscilla Rasso

Print Name: Priscilla Rasso, Board Assistant



**EXHIBIT 'A'**  
**LEGAL DESCRIPTION – STREET VACATION**

**PARCEL 'A'**

---

BEING A PORTION OF LOT 'G' OF PARCEL MAP No. 25101, ALSO KNOWN AS COMMERCE CENTER DRIVE, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED IN BOOK 180, PAGES 60 THROUGH 68 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 1, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE WESTERLY TERMINUS OF A LINE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LOT "G", BEING COMMERCE CENTER DRIVE, HAVING A 39.00 FOOT HALF WIDTH, SAID LINE HAVING A BEARING OF N89°36'20"W AND A LENGTH OF 79.98 FEET, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TANGENT TO LAST SAID LINE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 711.00 FEET;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°07'27", AN ARC LENGTH OF 386.23 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S59°16'13"W, A DISTANCE OF 35.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET, A RADIAL LINE TO SAID POINT BEARS S30°43'47"E;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°09'41", AN ARC LENGTH OF 19.48 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 472.00 FEET, A RADIAL LINE TO SAID POINT BEARS N41°53'28"W;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°59'26", AN ARC LENGTH OF 230.58 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 733.00 FEET, A RADIAL LINE TO SAID POINT BEARS N13°54'03"W;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°17'40", AN ARC LENGTH OF 182.87 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 110.00 FEET, A RADIAL LINE TO SAID POINT BEARS N00°23'37"E;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°35'42", AN ARC LENGTH OF 70.26 FEET;

THENCE S53°00'41"E, A DISTANCE OF 0.53 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COMMERCE CENTER DRIVE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°36'20"W, A DISTANCE OF 66.00 FEET TO **THE POINT OF BEGINNING**.

SAID PARCEL CONSISTS OF 0.19 ACRES, MORE OR LESS.



**PARCEL 'B'**

---

BEING A PORTION OF LOT 'C' OF PARCEL MAP No. 25101, ALSO KNOWN AS MESSENA LANE, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RECORDED IN BOOK 180, PAGES 60 THROUGH 68 INCLUSIVE OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH A PORTION OF PERRY STREET IN LOT 7 IN BLOCK 6 OF THE VAL VERDE TRACT, RECORDED IN BOOK 1, PAGES 6 AND 7 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED IN A GRANT DEED RECORDED ON JULY 28, 1993 AS INSTRUMENT NUMBER 291183 OF OFFICIAL RECORDS OF SAID COUNTY, SAID GRANT DEED WAS RE-RECORDED ON DECEMBER 28, 2020 AS INSTRUMENT No. 2020-0660641 OF SAID OFFICIAL RECORDS, LYING WITHIN SECTION 1, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF PARCEL 15 OF SAID PARCEL MAP, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID LOT 'C', SAID STREET KNOWN AS MESSENA LANE AND HAVING A 39.00 FOOT HALF WIDTH;

THENCE ALONG SAID RIGHT-OF-WAY LINE, N19°21'53"W, A DISTANCE OF 134.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 48.00 FEET, A RADIAL LINE TO SAID POINT BEARS N21°45'26"E;

THENCE SOUTHEASTERLY, NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 140°32'05", AN ARC LENGTH OF 117.73 FEET TO A POINT OF CUSP AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID LOT 'C', SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 80.00 FEET, A RADIAL LINE TO SAID POINT BEARS N61°13'09"E;

THENCE SOUTHERLY ALONG SAID CURVE AND EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 17°57'50", AN ARC LENGTH OF 25.08 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET, A RADIAL LINE TO SAID POINT BEARS S79°10'59"W;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°32'52", AN ARC LENGTH OF 14.92 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, S19°21'53"E, A DISTANCE OF 894.46 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 2039.00 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°50'25", AN ARC LENGTH OF 350.19 FEET TO THE NORTHEAST CORNER OF PARCEL 'A' OF THE STREET VACATION SHOWN IN RESOLUTION NO. 2008-075, RECORDED JUNE 5, 2008 AS INSTRUMENT NO. 2008-0304308 OF OFFICIAL RECORDS IN SAID COUNTY;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 'A', S80°28'32"W, A DISTANCE OF 78.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID LOT 'C', SAID POINT



BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 1961.00 FEET, A RADIAL LINE TO SAID POINT BEARS N80°28'32"E;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°04'31", AN ARC LENGTH OF 2.57 FEET TO AN ANGLE POINT ON THE SOUTHERLY RIGHT-OF- WAY LINE OF SAID PERRY STREET, DESCRIBED IN SAID GRANT DEEDS;

THENCE ALONG SAID RIGHT-OF-WAY LINE, N54°42'23"W, A DISTANCE OF 20.00 FEET TO THE MOST EASTERLY CORNER OF THE ROAD EASEMENT DESCRIBED IN A GRANT OF EASEMENT RECORDED ON MAY 12, 2008 AS INSTRUMENT No. 2008-0251263, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 88.00 FEET, A RADIAL LINE TO SAID POINT BEARS S12°02'15"E;

THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°43'23", AN ARC LENGTH OF 142.41 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 61.00 FEET, A RADIAL LINE TO SAID POINT BEARS N75°14'22"E;

THENCE NORTHWESTERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 99°51'02", AN ARC LENGTH OF 106.31 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID LOT 'C', SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1961.00 FEET, A RADIAL LINE TO SAID POINT BEARS N75°37'16"E;

THENCE ALONG SAID RIGHT-OF-WAY LINE, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°59'09", AN ARC LENGTH OF 170.65 FEET;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, N19°21'53"W, A DISTANCE OF 755.67 FEET TO **THE POINT OF BEGINNING**.


SAID PARCEL CONSISTS OF 2.01 ACRES, MORE OR LESS.

SHOWN ON EXHIBIT "B" ATTACHED  
HERETO AND MADE A PART HEREOF.

  
CARLOS URENA P.L.S. 8234



11/14/2021

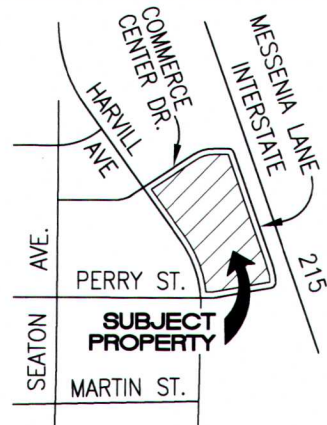
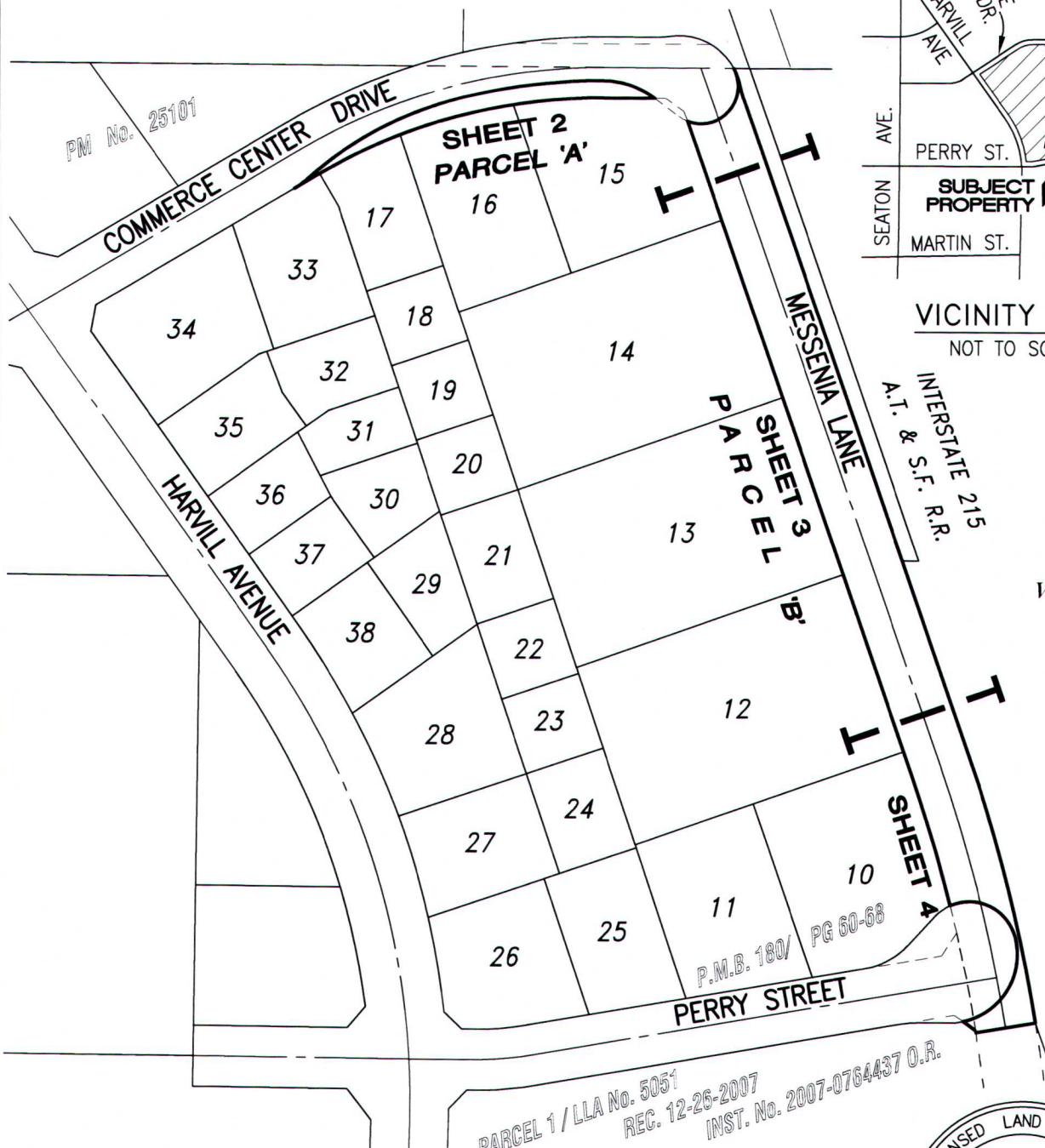
THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
BY: 
DATE: 1/15/2021

# EXHIBIT "B" PLAT STREET VACATION

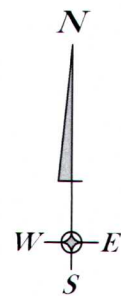
SECTION 1, TOWNSHIP 4 SOUTH,  
RANGE 4 WEST, S.B.M.

SHEET 1 OF 5  
SCALE: 1" = 200'

## INDEX SHEET 1



**VICINITY MAP**  
NOT TO SCALE

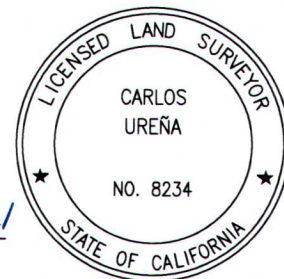


(...) INDICATES DATA PER PM 180/  
60-68 WHERE MAP IS INCORRECT

ALL DATA SHOWN HEREON  
IS RECORD DATA PER PM  
180/60-68

PARCEL 1 / LLA No. 5051  
REC. 12-26-2007  
INST. No. 2007-0764437 O.R.

*Carlos Urena* 1114121  
CARLOS URENA LS 8234 DATE

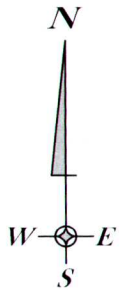




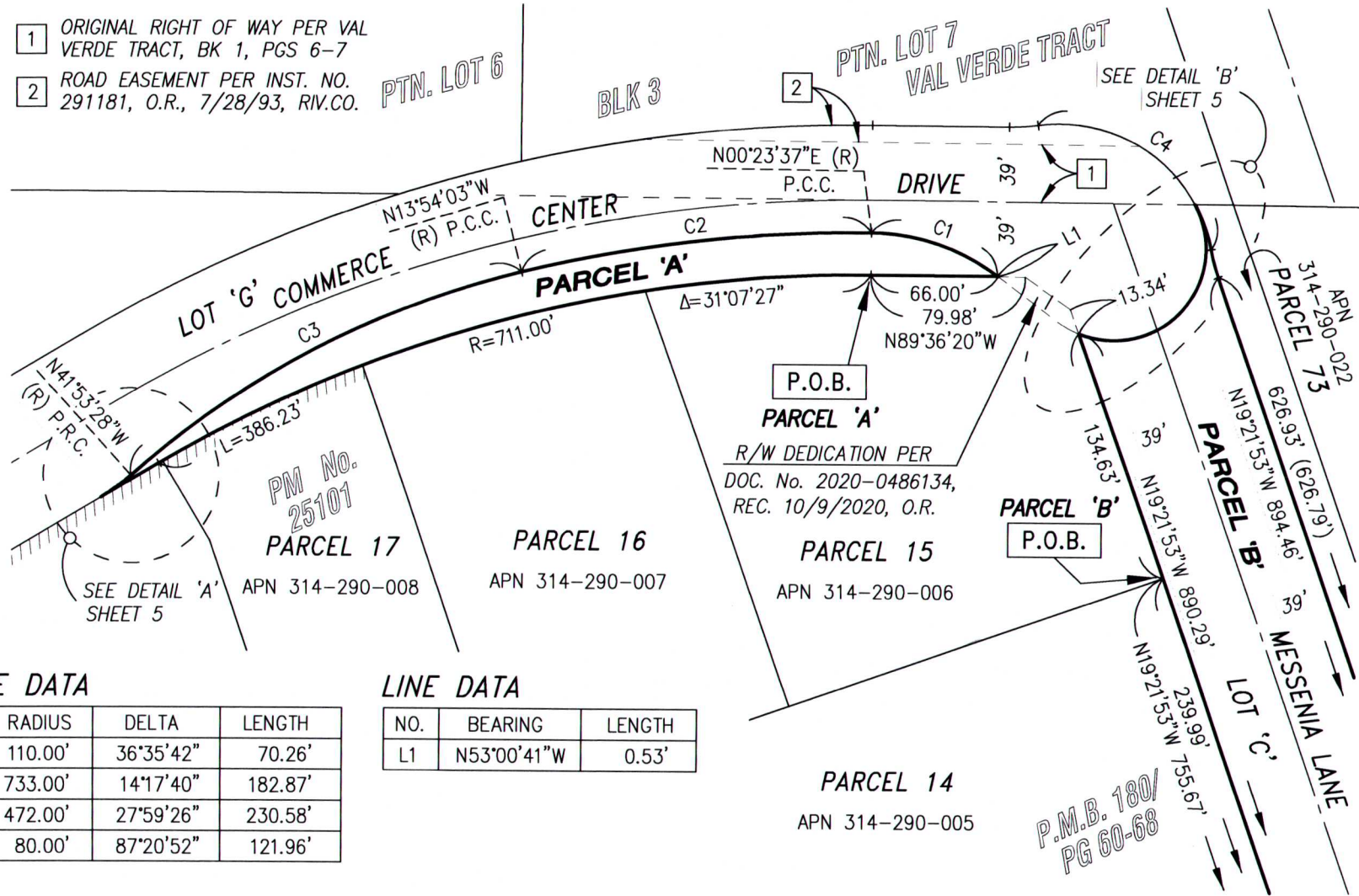
# EXHIBIT "B" PLAT STREET VACATION

SECTION 1, TOWNSHIP 4 SOUTH,  
RANGE 4 WEST, S.B.M.

SHEET 2 OF 5  
SCALE: 1" = 80'



- 1 ORIGINAL RIGHT OF WAY PER VAL VERDE TRACT, BK 1, PGS 6-7
- 2 ROAD EASEMENT PER INST. NO. 291181, O.R., 7/28/93, RIV.CO.



### CURVE DATA

NO.	RADIUS	DELTA	LENGTH
C1	110.00'	36°35'42"	70.26'
C2	733.00'	14°17'40"	182.87'
C3	472.00'	27°59'26"	230.58'
C4	80.00'	87°20'52"	121.96'

### LINE DATA

NO.	BEARING	LENGTH
L1	N53°00'41"W	0.53'

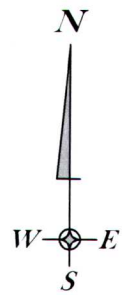
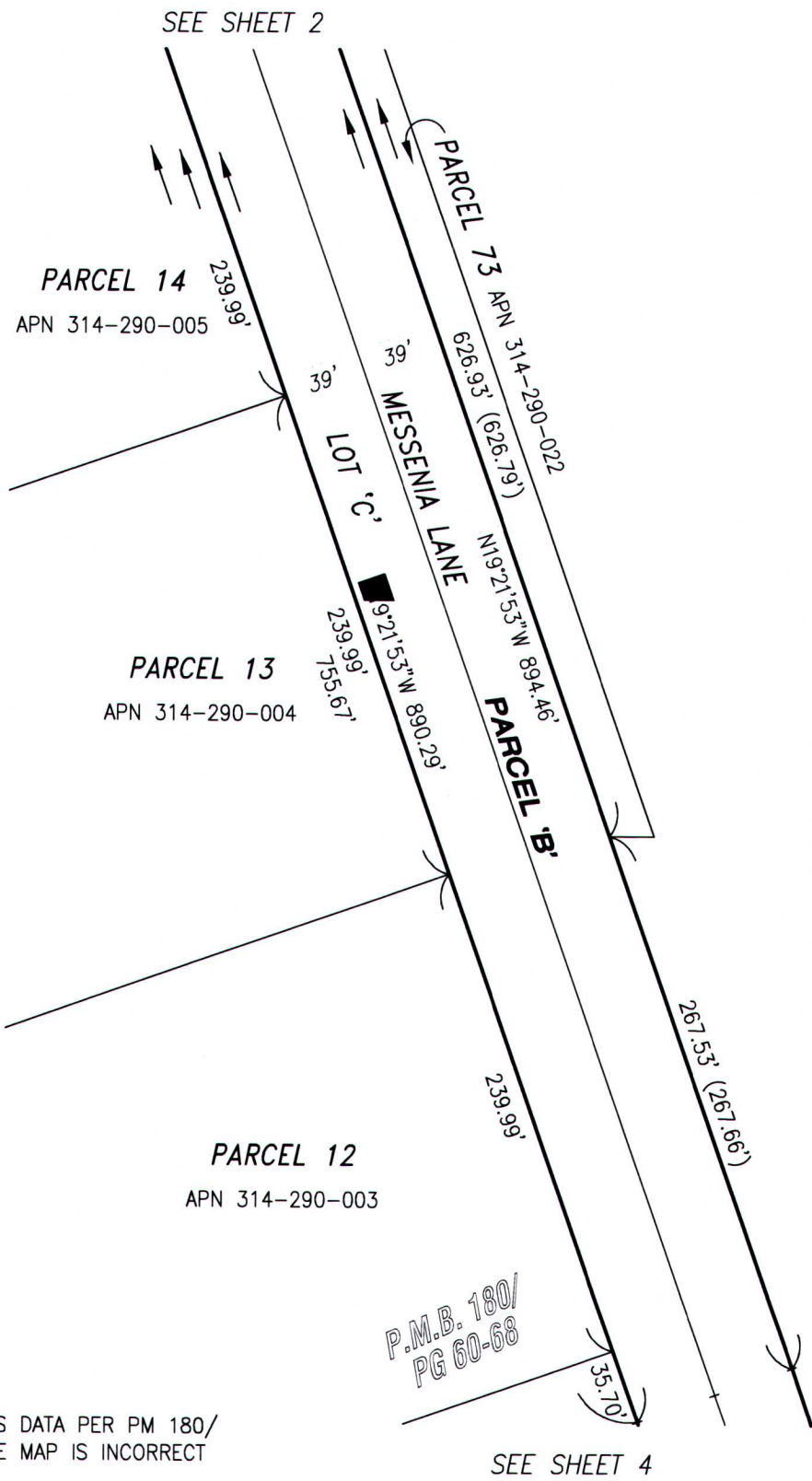
(...) INDICATES DATA PER PM 180/  
60-68 WHERE MAP IS INCORRECT

////////// INDICATES ACCESS RIGHTS  
RESTRICTED PER PM No. 25101

# EXHIBIT "B" PLAT STREET VACATION

SECTION 1, TOWNSHIP 4 SOUTH,  
RANGE 4 WEST, S.B.M.

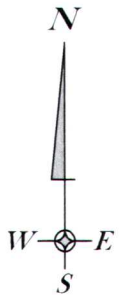
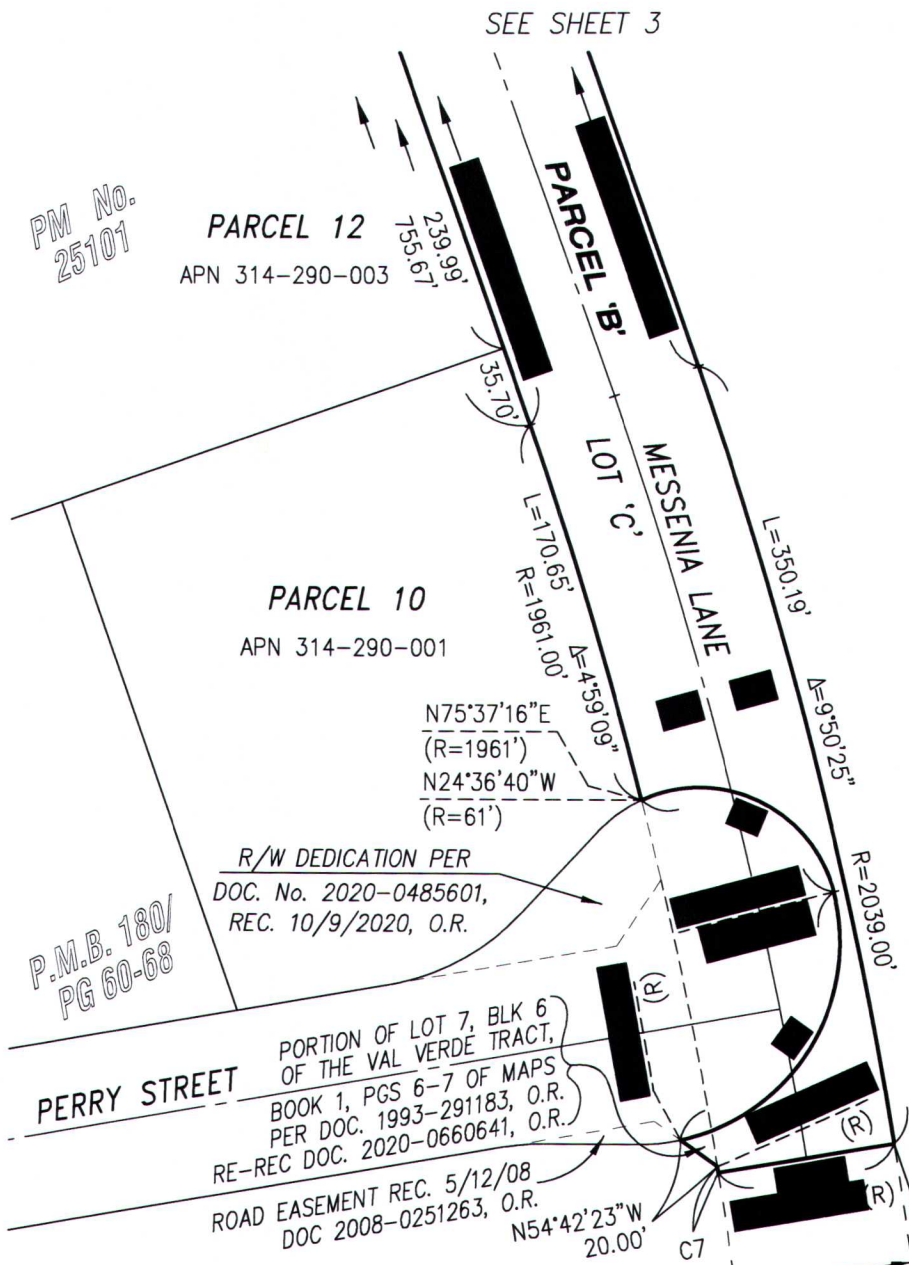
SHEET 3 OF 5  
SCALE: 1" = 80'



(...) INDICATES DATA PER PM 180/  
60-68 WHERE MAP IS INCORRECT



# EXHIBIT "B" PLAT STREET VACATION

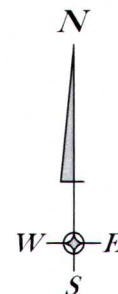
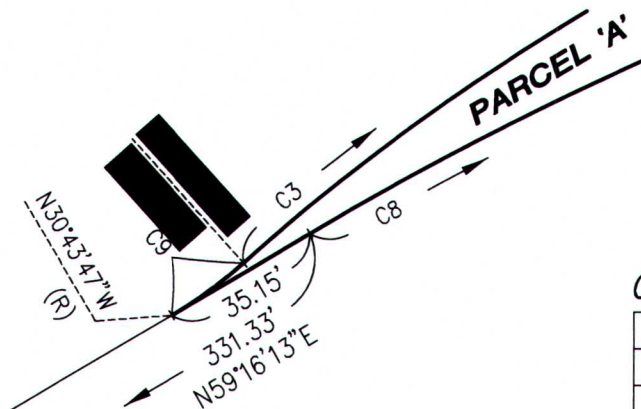


PARCEL 1 / LLA No. 5051  
REC. 12-26-2007  
INST. No. 2007-0764437 O.R.

# EXHIBIT "B" PLAT STREET VACATION

SECTION 1, TOWNSHIP 4 SOUTH,  
RANGE 4 WEST, S.B.M.

SHEET 5 OF 5  
SCALE: 1" = 40'

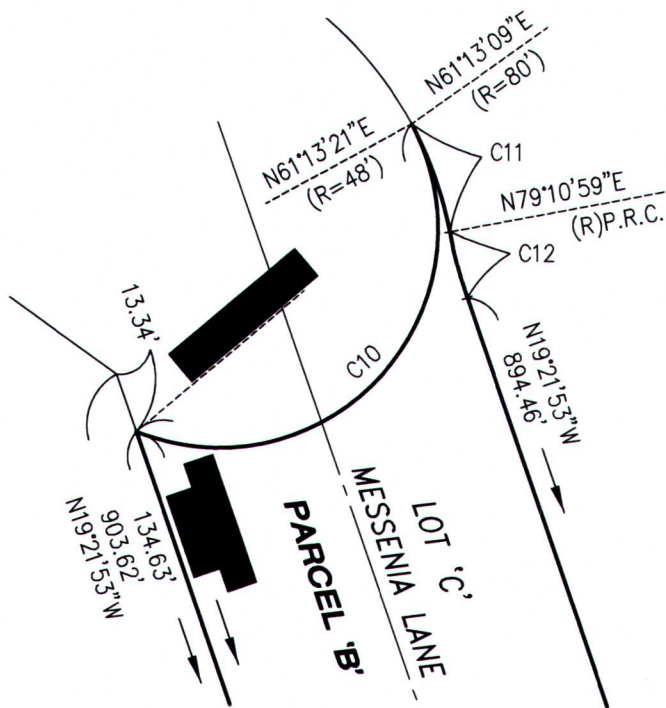


### CURVE DATA

NO.	RADIUS	DELTA	LENGTH
C3	472.00'	27°59'26"	230.58'
C8	711.00'	31°07'27"	386.23'
C9	100.00'	11°09'41"	19.48'

### DETAIL 'A'

SEE SHEET 2



### DETAIL 'B'

SEE SHEET 2

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

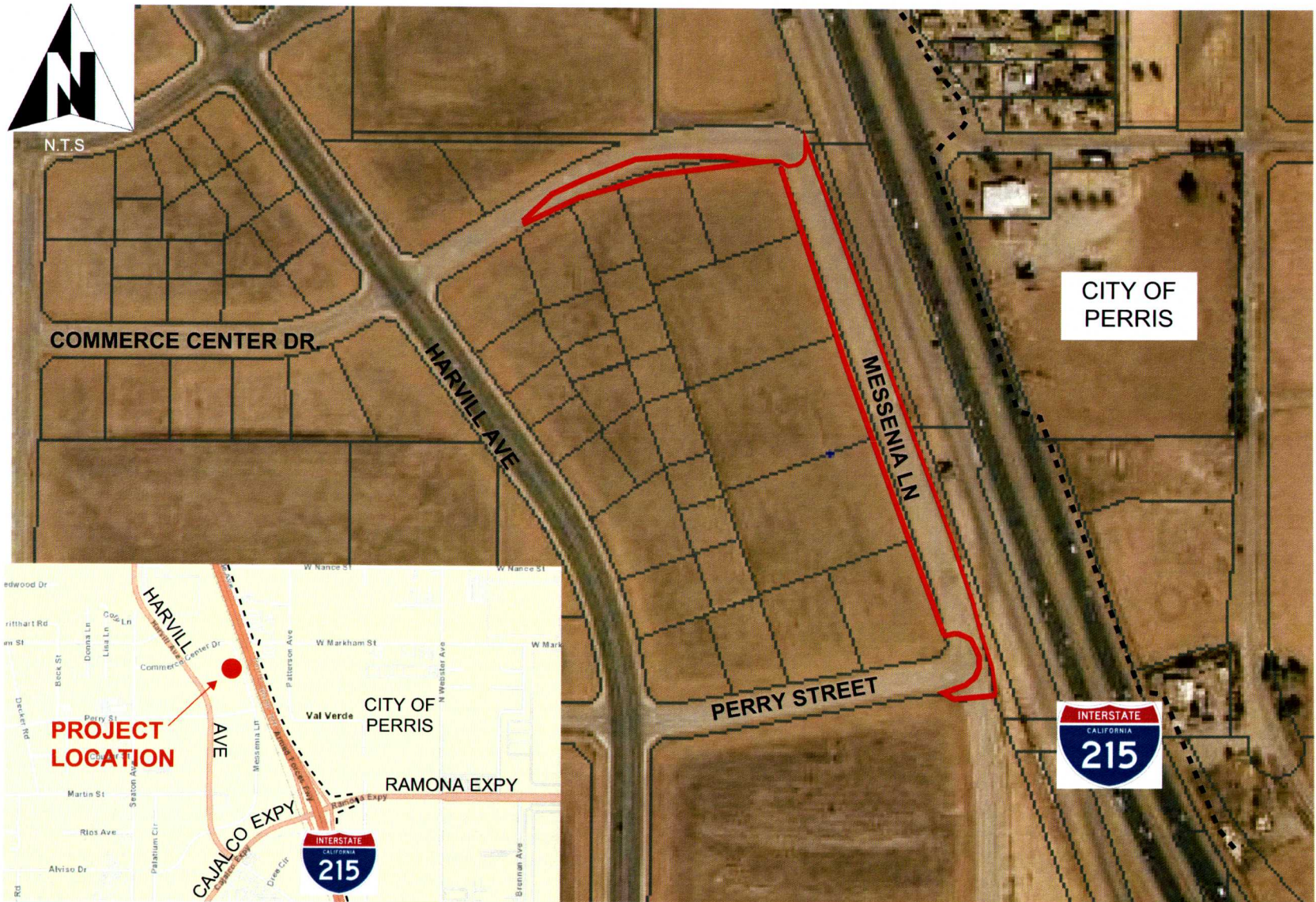
### CURVE DATA

NO.	RADIUS	DELTA	LENGTH
C10	48.00'	140°32'05"	117.73'
C11	80.00'	17°57'50" (17°57'59")	25.08' (25.09')
C12	100.00'	8°32'52" (8°32'57")	14.92'

(...) INDICATES DATA PER PM 180/  
60-68 WHERE MAP IS INCORRECT



**ATTACHMENT "A"**  
**GENERAL VACATION AND TERMINATION OF MAINTENANCE OF PORTIONS OF**  
**COMMERCE CENTER DRIVE, MESSENNIA LANE, & PERRY STREET**  
**IN THE MEAD VALLEY AREA**



 INDICATES AREAS TO BE VACATED

**NOTE: TO BE REMOVED PRIOR TO RECORDING**